

GMH MILITARY HOUSING SUBDIVISION (02-16)

Mr. James Sperry appeared before the board for this proposal.

MR. SPERRY: Let me start out, I've got everything here. You have seen the project before. I want to bring you up to date. We have done, the site was originally zoned R-3, rezoned to R-5. Additionally, because it's a pre-existing, non-conforming issue with the site, we have been to the ZBA and additionally some variances were requested for a proposal which I will go through as we get to that. First on the subdivision, it's a 2 lot subdivision, it's a 68.9 acre parcel right now and very simply, a 2 lot subdivision, lot 1 lot 2, and I will go into the development portion of it later. On there were 2 conditions, pre-existing non-conforming, first it has zero street frontage on a road and additionally, there's a rear yard setback requirement of a hundred feet within this area. Any pre-existing condition right now is--

MR. PETRO: You went to the zoning board for the subdivision because of the setbacks, is that the reason we asked you to go there?

MR. SPERRY: Yes, area variance in the development of the project itself.

MR. PETRO: They're on the plan, Mark?

MR. EDSALL: Yes.

MR. PETRO: So we can go forward with this?

MR. EDSALL: Yes.

MR. SPERRY: What we're asking I would believe that we're going to be looking at a combined SEQRA process for this so we're looking for lead agency or circulation for lead agency and if we're going to have a public hearing on it, then we'd like to start the process to schedule a date for the public hearing.

MR. PETRO: Public hearing for what?

MR. SPERRY: For the subdivision and additionally for site plans.

MR. PETRO: Did you have a public hearing at the zoning board?

MR. SPERRY: Yes, we did.

MR. PETRO: It's required, right?

MR. KRIEGER: Yes.

MR. PETRO: Why do we have to have a public hearing?

MR. SPERRY: I didn't say we did.

MR. PETRO: Well, he's leading me to that, you were leading the chairman that you wanted a public hearing.

MR. SPERRY: In fact, we can bypass that, we would certainly like to.

MR. EDSALL: Just a note on SEQRA, as you know, we on the town level have to treat this as 3 applications because there's 2 independent site plans and the subdivision. But under the SEQRA regulations, if we try to treat them independently, we then have the thing of segmentation. So the proper way to do this for the environmental review would be to circulate it and consider it one action, even though it's 3 applications so--

MR. PETRO: Why can't we finalize the subdivision?

MR. EDSALL: You can't take action on an application until you're finished SEQRA and you can't finish--

MR. PETRO: Why didn't they do a subdivision before you made application for site plan?

MR. EDSALL: He can't do anything with the subdivision until he has site plans. So right thing would be to circulate for lead agency. If we have no comment or concern as soon as you conclude SEQRA, you can close

out the subdivision and close out the site plans independently after that, that's the cleanest way to do it with the maximum compliance.

MR. PETRO: I would authorize lead agency coordination letter for the overall action. Mark, can you take care of that and coordinate through the necessary agencies, make sure everybody gets them so we don't have a surprise later?

MR. EDSALL: Okay.

MR. PETRO: I would suggest that the planning board does not have a public hearing for this subdivision, they had one at the zoning board and I'm sure we're going to have one for the site plan. So in this particular instance, I would waive the public hearing myself. Any other comments or any suggestions or any motions?

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the subdivision under its discretionary judgment for the GMH Stewart Terrace minor subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We're done with the subdivision.

MR. SPERRY: Thank you.